

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
February 28, 2019

Case #3055: Application of Eugene D'Auria of 1 Boyd Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(b) Height for an amendment to open permit to eliminate the roof height reduction at 5 Boyd Street, Long Beach, NY also known as Section 59, Block 218, Lot 50 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3056: Application of Little Acres Ltd. of 391 Long Beach Road, Island Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(b) Height for an amendment to open permit to eliminate the roof height reduction at 7 Boyd Street, Long Beach, NY also known as Section 59, Block 218, Lot 49 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3062: Application of Floce Holdings LLC of 175 Sullivan Street, New York, NY & Alan Silberstang of 250 West 26<sup>th</sup> Street, New York, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height; 9-105.19(d) Building Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard; 13-82(d) Swimming Pools for construction of a new 3 story single family house at 1069 Oceanfront, Long Beach, NY also known as Section 58, Block 86, Lot 20 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3064: Application of Francis O'Neill of 77 Alabama Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to maintain side yard stair and landing at 77 Alabama Street, Long Beach, NY also known as Section 59, Block 236, Lot 41 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3065: Application of Gregory Penny of 215 Kirby Street, Bronx, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use; 9-105.5(H) Density; 9-112(1) Off Street Parking to convert a one-family into a two-family at 61 Florida Street, Long Beach, NY also known as Section 58, Block 92, Lot 49 on the Nassau County Land & Tax Map.

**DECISION: DENIED**

Case #3058: Application of Summit Development & Charles Rafimayeri of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.13(c) Lot Area; 9-105.13(d) Building Area; 9-105.13(f) Side Yard for construction of two (2) attached two-family homes at 648 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 26 - 28 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3066: Application of Thomas & Nora McCarthy of 73 Barnes Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; 9-105.8(E) Rear Yard for a proposed extension and dormer at 73 Barnes Street, Long Beach, NY also known as Section 59, Block 203, Lot 34 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3067: Application of T-Mobile Northeast LLC of 3500 Sunrise Highway, Great River, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13-128(b) for an upgrade and modification of an existing wireless telecommunications facility on the roof at 370 West Broadway, Long Beach, NY also known as Section 59, Block 52, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3068: Application of Bruce Ross & Louise Munsch of 323 East Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(K) Use; 9-112.(1) Off Street Parking to maintain a 2 family house at 323 East Walnut Street, Long Beach, NY also known as Section 59, Block 140, Lot 45 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3069: Application of Li-Ing Woo of 10 West Walnut Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(A) Use to convert a one-family into a two-family at 10 West Walnut Street, Long Beach, NY also known as Section 59, Block 85, Lot 36 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3070: Application of Michael Moriarty of 249 East Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(C) Lot Area; 9-105.11(D) Building Area; 9-105.11(F) Side Yards; 9-105.11(K) Off Street Parking; 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking to add a 3rd apartment and new off street parking in the front yard at 249 East Broadway, Long Beach, NY also known as Section 59, Block 129, Lot 62 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2983: Application of West Park Holdings LTD of 2700 Two Brothers Court, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(b) Front Yard; 9-105.15(c) Rear Yard; 9-112(18) Off-Street Parking for an Extension of Variance #2983 for an addition to an existing building at 225 - 229 East Park Avenue, Long Beach, NY also known as Section 59, Block 124, Lot 14 - 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3071: Application of Robert Wissing of 67 Virginia Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard to extend the front yard deck at 67 Virginia Avenue, Long Beach, NY also known as Section 59, Block 233, Lot 46 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3072: Application of Lehman Lee of 312 West Penn Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(A) Use; 9-105(H) Density; 9-112(1) Off Street Parking to convert a one-family into a two-family at 312 West Penn Street, Long Beach, NY also known as Section 59, Block 51, Lot 174 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3073: Application of Stuart Taylor of 46 East Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard to enlarge the front decks at 46 East Fulton Street, Long Beach, NY also known as Section 59, Block 93, Lot 27 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3074: Application of Quang S. Lee of 1900 Amber Bay Court, Virginia Beach, VA and Salvatore Ciccone Jr. of 92 Doyle Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) New Bar for a restaurant and bar at 40-42 East Park Avenue, Long Beach, NY also known as Section 59, Block 97, Lot 18 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: February 28, 2019  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman